

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Cabinet

Date: 13/10/2025

Subject: Funding Community Benefits Through Planning Obligations
Draw Down Report 2024/25

Report of: Councillor Andrew Jones, Cabinet Member for the Economy
Councillor Rowan Ree, Cabinet Member for Finance and Reform

Report author: Joanne Woodward, Director of Planning and Property

Responsible Director: Bram Kainth, Executive Director for Place

SUMMARY

New developments impact on local social and physical infrastructure. To address the stresses placed on the social and physical infrastructure, including affordable housing, and to mitigate other impacts flowing from those developments, the Council secures contributions from these developments.

This report sets out the projects and services in the financial year from **1st April 2024 to 31st March 2025**, that are to be funded (in part or in full), from monies received through Section 106 (S.106) agreements or the Borough Community Infrastructure Levy (CIL). Together they represent £22.4m of investment in community benefits secured by the Council from developers as part of their planning permission.

This represents £0.1m more than raised last year, and more than the council has ever secured from property developers. This is due to the ruthlessly financially efficient approach that this administration takes to all its dealings.

These hard won funds will be used to improve the quality of life for residents living across our borough, funding:

- The Civic Campus, rejuvenating King Street to increase commercial activities and visitors to the area;
- Our unique Law Enforcement Team, contributing to keep our streets secure and clean by tackling anti-social behaviour and fly-tipping;
- Our innovative Gangs Unit, tackling organised crime and Metropolitan Police data shows over 13% fall in violent crime, 10% reduction in robberies, and over 9% drop in burglaries;
- 133 genuinely affordable, and beautiful new homes in Edith Summerskill House;
- 107 new homes for families and young people at Mund Street, 50% of which will be affordable;
- Significant highway and footpath improvement at Wood Lane and 14 new

cycle hangars helping 84 residents securing their bikes near homes so avoiding driving by car. Urban greening contributing to an extremely satisfactory enjoyment of the environment;

- Local parks and recreational development providing better sporting, walking and cycling experiences;
- SuDS reduce the risk of flooding, to better cope with extreme weather, build resilience against climate change and enhance the appearance and usability of the area;
- SEND investment in facilities and services, to give all children in the borough the best possible start in life;
- Climate Change Strategy and the new five-year Air Quality Action Plan so that all can understand how we can thrive in a sustainable future; and
- Flood defences to protect our borough, and its iconic riverside from the worst impacts of climate change.

In accordance with the Council's Financial Regulations, formal Cabinet approval is sought to the drawdown of these funds for the projects delivered during 2024/25. The spending program for **2024/25** reflects the terms of the relevant S.106 agreements or CIL regulations and supports delivery of the Council's priorities set out in the corporate Business Plan, Industrial Strategy, and adopted Local Plan.

RECOMMENDATIONS

1. That Cabinet approves the 2024/25 drawdown of Section 106 and Community Infrastructure Levy monies as set out in this report, to fund expenditure of **£22,413,499** for a wide range of community benefits across the borough.

Wards Affected: All

H&F Values

This table sets out the Council's values and how the drawdown of planning contributions aligns with those values.

Our Values	Summary of how this report aligns to the H&F Values
Building shared prosperity	Ensuring funding from new development supports and benefits existing communities and residents
Creating a compassionate council	S.106 funding is used to provide new community facilities and services that bring the community together and meet local needs

Being ruthlessly financially efficient	The use of S.106 and CIL ensures new development within the Borough contributes fairly to the provision of new facilities and the enhancement of existing assets.
Taking pride in H&F	S.106 funds many of the projects to improve parks and town centres so that residents continue to enjoy and make the most of these borough assets

Financial Impact

This report sets out the drawdown of **£22,413,499** of S.106 and Borough Community Infrastructure Levy (CIL) contributions in 2024/25 to cover relevant and eligible expenditure incurred during the year, including monitoring costs. This drawdown is against the balance of funds received from developers and held by the Council. The draw down in 2024/25 is an increase of £0.1m compared with 2023/24 (£22.3 million).

Monitoring and management costs of **£656,495** (included in the £22.4m draw down) are funded from the administration component of S.106 agreements and Mayor's CIL. The draw down also includes **£73,221** of Neighbourhood CIL.

Implications prepared by Trina Tali-Zekaj, Principal Accountant, Trina.Tali-Zekaj@lbhf.gov.uk, 16 July 2025

Implications reviewed by Kellie Gooch, Head of Finance (Place) Kellie.Gooch@lbhf.gov.uk, 24 July 2025

Implications verified by James Newman, Assistant Director of Finance (Deputy S.151 Officer), James.Newman@lbhf.gov.uk 24 July 2025

Legal Implications

Section 106 of the Town and Country Planning Act 1990 ("the 1990 Act") as amended provides that Councils may secure planning obligations to make development which otherwise would not be acceptable in planning terms. The obligations have to be secured by an agreement between the owner of the site and the Council by way of a deed ("S106 Agreements").

Regulation 122 of the CIL Regulations and Paragraph 57 of the National Planning Policy Framework ("NPPF") require planning obligations to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

Section 106(1)(d) of the 1990 Act allows the Local Authority to secure financial contributions.

Section 205 of the Planning Act 2008 provided for the introduction of Community Infrastructure Levy Regulation 2010 (as amended) ("CIL Regulations 2010") to ensure costs incurred in supporting development of an area is funded by owners or developers of land. Section 216 (2) of the Planning Act 2008 and regulation 59 of the CIL Regulations 2010, set out that the levy can be used to fund a wide range of

infrastructure, including transport, flood defences, schools, hospitals, open spaces, sporting and recreational facilities and other health and social care facilities. This definition allows the levy to be used to provide, improve, replace, operate or maintain a very broad range of facilities summarised in this report and set out in detail in the 2024/25 Drawdown Report attached at Appendix A.

Regulations 60 of the CIL Regulations 2010 allows the Council to use CIL to reimburse expenditure already incurred on infrastructure and for the repayment of loans taken out to fund infrastructure and the related interest incurred subject to certain restrictions in regulation 60(5). Regulation 61 permits CIL to be used in respect of administrative expenditure incurred in relation to CIL subject to the restrictions specified in that regulation.

The costs of delivering the infrastructure projects as identified in this report are to be funded from the s.106 agreements listed in the 2024/25 Drawdown Report attached at Appendix A. Financial contributions secured under S.106 agreements are to be used for the purposes intended under the terms of the S.106 agreements. The Council has a fiduciary duty to ensure that where S106 monies have been obtained in order to ensure that the effects of development are mitigated, such mitigation does take effect.

Regulation 62 of The CIL Regulations 2010 requires Local planning authorities to publish annually an 'annual infrastructure funding statement' setting out details of CIL and Section 106 Obligations secured and the infrastructure that will be funded.

Implications verified by: Mrinalini Rajaratnam, Chief Solicitor – Planning and Property, Mrinalini.Rajaratnam@lbhf.gov.uk Date 18 July 2025

Background Papers Used in Preparing This Report – None

DETAILED ANALYSIS

SUMMARY OF THE 2024/25 DRAWDOWN

1. Figure 1 provides a summary of the projects, by category, being funded from s.106 or CIL within the financial year 2024/25. A total of **£22,413,499** is to be drawn down. We have raised over £0.1 m more than the previous year from our hard-nosed negotiating with property developers. This is money that we would not have if we had not taken a tough line and is now being spent on projects to benefit the local community.
2. The following summary sets out some of the community benefits we are spending the money on:
 - The Civic Campus, which will rejuvenate the King Street area
 - The LET and Gangs Unit, who are keeping residents in the borough safe
 - Affordable homes
 - Improving the public realm

- Investing in schools; and
- Protecting the environment.

3. **Civic Campus:** the Civic Campus redevelopment falls within the investment in community facilities category, and accounts for the majority of spend. This category is being funded, in part, using strategic CIL receipts. The Civic Campus project totals £10.2m. Building work is progressing at the Civic Campus site in King Street and will rejuvenate the King Street area. Its award-winning design stems from its ethos that sees beauty, accessibility and environmentalism woven into every aspect of the scheme. It is an inclusive space that uses new technology such as solar panels and ground source heat pumps to provide low-carbon energy. By setting new benchmarks for London, we will create opportunities for better living, grow local talent and business. The Civic Campus will be a beautiful, environmentally positive and accessible new quarter where people can live, work, play and relax.
4. **LET and Gangs Unit:** investment in community safety initiatives, such as the Law Enforcement Team (“LET”) and the Gangs, Violence and Exploitation Unit, is to be one of the largest areas of spend with £2.3m proposed to be drawn down.

Fighting crime and acting to eliminate the causes of crime remain our highest priorities. We have funded: a unique strong Law Enforcement Team and a H&F Gangs Unit that protects our young people. In 2024, Metropolitan Police data shows a 13.6% fall in violent crime, a 10% reduction in robberies, and a 9.5% drop in burglaries.

The LET and local police regularly conduct joint patrols and pull their resources together to work smarter, co-ordinate patrol times and ensures better coverage. This collaborative approach enables the Council to prevent, detect, crack down on and reduce local crime more quickly and effectively.

5. **Affordable homes:** the redevelopment of Edith Summerskill House site will deliver 133 new, genuinely affordable housing on the Clem Attlee estate. The Council is currently working with housing associations to identify and appoint a suitable partner to deliver these homes. The timeline for the main construction start is under review and will be confirmed once a partner has been selected. Various updates were incorporated into a minor variation to the existing planning permission, which was granted last year.

In developing plans for the Mund Street School site, the Council is working in collaboration with residents to create a scheme which responds to the needs of the local community. Delivers approximately 107 new homes, including 50% affordable homes, across a range of sizes suitable for both young people and families. The scheme will provide new landscaping and public realm, helping to establish a strong community feel with car-free streets and spaces.

6. **Improving the public realm:** the public realm projects cover road and footpath resurfacing and improvements, cycleway, cycle hangars, greening schemes. King Street Design Vision, and travel plan monitoring. The project with the largest funding under the category transport and public realm is the Former Dairy

Crest Site which has extensive junction works at Wood Lane, Depot Road, and South Africa Road. King Street Design Vision scheme is to enhance and extend the scope of the highway works at the Civic Campus to unify Unity Square outside the Town Hall to form one big attractive open public space for people to visit, enjoy and to roam around public realm improvements.

The Hammersmith Cycle Hangars are secure cycle parking facilities. These enable residents to safely secure their bicycles near their homes and support them to cycle around the borough, avoiding the need to drive by car. The hangars feature the very best cycle security available. The Beavor Lane and Kings Street healthy street urban greening project involved depaving and transformation into rain gardens and laying down Sustainable Urban Drainage Systems (SuDS) wildflower turf. The SuDS help reduce the risk of local flooding in times of heavy rain and improve both the appearance and usability of the site.

7. **Investing in schools:** the Council focusses on improving outcomes for children and young people with Special Educational Needs and Disabilities (SEND). The SEND strategy, co-produced with families, outlines the vision and priorities for supporting this group and their families, with a focus on educational, health, emotional wellbeing, and life outcomes. The specialist SEND providers offer specialist programmes and activities designed to cater to the specific requirements of children with disabilities or other additional needs.

Climate education – the Sustainability and Climate Change Strategy is being updated, making sure teachers and pupils understand the support that is available to them and how their schools can thrive in a sustainable future. It is encouraging to note the next generation already taking care of the borough and doing their bit to help us all make real change. Their passion is helping us build a stronger, safer, kinder place to live and supporting our work to become the UK's greenest borough.

8. **Protecting the environment:** flood defence - our Surface Water Management Plan (SWMP) prioritises reducing flood risks through the implementation of Sustainable Drainage Systems (SuDS). These systems aim to manage rainfall in a way that mimics natural drainage processes, mitigating the impact of heavy rainfall and reducing reliance on conventional drainage. The borough actively incorporates SuDS into various projects, including highways, housing estates, and new developments, while also providing guidance to residents on how to manage rainwater on a smaller scale.

Air quality – the new Air Quality Action Plan (AQAP) 2025-30 sets out Hammersmith & Fulham's vision for a borough with cleaner air, improved health and well-being for all. This Plan will help to protect the people who live, work in and visit the borough from the effects of air pollution. Further, to promote healthy living by protecting children and families from filthy air. We are determined to improve our air quality, protect local nature and help local people live healthier lives. We will work with NHS, Imperial College, Central Government and GLA to empower our communities to make changes to both reduce their own emissions but also reduce their exposure to harmful air pollution.

Type of community benefit delivered	Spend (£)
Affordable Housing	432,151
Arts and Cultural Projects	147,361
Community Facilities and Borough Strategic CIL	10,676,964
Economic Development	1,849,694
Environmental Improvements	214,209
Heritage and Conservation	21,273
Parks, Leisure and Outdoor Sports Facilities	425,307
Regeneration Areas	3,930,895
Schools and Higher Education	295,155
Transport and Public Realm	3,546,681
Borough Wide Community Benefits	144,091
Admin and Neighbourhood CIL	729,716
Total	22,413,499

Figure 1: Spend by Broad Category

9. With respect to the other categories, the investment broadly reflects the Council's priorities around supporting communities; securing local job opportunities arising from the Borough's growth; promoting sustainable travel; delivering safer neighbourhoods and inclusive communities; and investing in education, our open spaces, and engagement in the arts.
10. Further details on the individual projects delivered, the relevant S.106 Agreements or CIL being relied upon, and the drawdown amounts, are set out in the 2024/25 Drawdown Report attached at **Appendix A**. This separate appendix enables the annual drawdown reports to be published on a dedicated page on the Council's website including more details of the projects and services funded. It is hoped that this will make it easier for residents to access and better highlight the significant improvements being delivered across the Borough using developer contributions.
11. Cabinet approval of the 2024/25 drawdown of s.106 and CIL funds is now sought.

Reasons for Decision

12. Planning obligations are used to secure benefits capable of mitigating the adverse impacts of a development. Planning contributions can take the form of legal agreements, known as S.106 Agreements, and as a Community Infrastructure Levy (CIL), that is charged on the net additional floorspace created by certain types of new development within the Borough.
13. With respect to the borough CIL receipts, 5% is retained to cover administration costs, 15% is to be spent on community-led projects, and the remainder is to be put towards infrastructure needed to support development in the Borough together with its operation, maintenance, and repair.

14. This report seeks approval for the 2024/25 spend of monies received under S.106 Agreements and CIL for the purposes summarised in this report and set out in detail in the 2024/25 Drawdown Report attached.

Equality Implications

15. It is not anticipated that the approval of the drawdown of Section 106 and CIL monies (as set out in the Recommendations) will impact negatively on protected groups under the Equality Act 2010.

Implications reviewed by Rebecca Yee, Team Leader, Infrastructure Delivery, Place, Rebecca.Yee@lbhf.gov.uk, Date 14th July 2025

Risk Management Implications

16. The drawdown of S.106 Agreement sums and CIL allocation to projects is aligned with LBHF values and objectives. Existing project management procedures and processes are designed to ensure capture, monitor, and mitigate the risks. Officers will need to ensure that any procurement activity needed to support the projects being funded to run in compliance with the Council's Contract Standing Orders and that all expenditure entered into is in line with the conditions of the relevant S106 agreement.

17. *Implications verified by David Hughes, Director of Audit, Fraud, Risk and Insurance, David.Hughes@rbkc.gov.uk, Date 16 July 2025*

Procurement Implications

18. There are no direct procurement implications resulting from this paper.
19. If the drawdown of S.106 Agreement and Community Infrastructure Levy monies as set out in this report are used to procure any goods or services from third-party suppliers, then these suppliers shall be procured in accordance with the Council's Contract Standing Orders (CSOs) and the relevant Public Contract Regulations.
20. SLT should ensure for the coming year that departments are clear on their procurement requirements for section 106/cil funded activity and the need for legal notices for any new contract over £30k inc VAT, plus competition requirements.
21. A Procurement Strategy for £100k+ contracts must be approved for each subsequent spend from the drawdown where the CSOs require this.
22. *Implications completed by: Waheeda Soomro, Commercial Manager, Commercial & Procurement, Waheeda.Soomro@lbhf.gov.uk Date 18th July*

2025

23. *Implications verified by Joanna McCormick, Chief Operating Officer, Procurement and Commercial, Joanna.Mccormick@lbhf.gov.uk, Date 22nd July 2025*

Consultation

24. Planning obligations are secured on developments granted planning consent in the Borough. The consenting process itself is subject to public consultation. It is through this process that stakeholders can raise concerns regarding the potential impacts of a proposal and to seek appropriate mitigation measures to be secured in the S.106 agreement. The projects to be funded align with the purpose specified in the individual S.106 agreement as being necessary to make the development acceptable and to mitigate its impact.

List of Appendices

Appendix A – The 2024/25 Drawdown Report

Appendix A:



**Annual Report of Community Benefits
Funded from
Developer Obligations**

**The Section 106 & Community Infrastructure
Levy Drawdown Report for 2024/25**

FOREWORD

“The Council’s negotiation skills have been excellent and we work extremely hard to ensure that new developments within H&F accord with the standards and requirements set out in our Local Plan policies, including those associated with affordable housing provision, design quality, heritage protection, and sustainability. Alongside on-site requirements, the Council negotiates hard with developers to ensure they contributed properly towards local services and facilities, deliver sustainable transport improvements, and provide opportunities for H&F residents to access new employment opportunities.

Through such negotiations we are able to deliver a range of local improvements that benefit both new and existing residents and businesses and help maintain the qualities that make Hammersmith and Fulham a special and desirable place to live, work and visit.

Following investment of £22.3m last year, we have increased this to £22.4m for 2024/25 and are already preparing the programme for 2025/26 to build on this.

With reference to the projects delivered in 2024/25, I am particularly proud of the funding being used to secure further affordable homes, local job opportunities, quality education, and the initiatives to address food poverty and social inclusion. Such investment ensures that all our residents, including our youth and those on low incomes, can share in the borough’s prosperity and can continue to make a significant contribution to its future.

Finally, while such investment enables us to rejuvenate areas that have become tired and to replace aging infrastructure, we are not seeking to replace these on a like for like basis. Rather, we are using this opportunity to upgrade the sustainability performance of our assets, ensuring these are resilient to and help address the impacts of climate change and deliver improvements to the health of our environment and its residents.

Looking to future years, we will maintain our investment in education, neighbourhood safety, and employment skills & opportunities but are aiming to further increase our investment in improving local services and facilities. We are proposing to invest £5m in upgrading playgrounds and play equipment across the borough, £3m to support youth programmes, £5m in climate change

projects to reduce carbon emissions, £10m on enhancing our streets and sustainable travel, and over £30m on increasing the supply of truly affordable housing.”



Cllr Andrew Jones
Cabinet Member for the Economy

INTRODUCTION

1. Section 106 (S.106) and Community Infrastructure Levy (CIL) funding, secured from new development, is used to help deliver the provision of infrastructure and services needed to accommodate growth across the borough. This extends to ensuring H&F residents are provided with the opportunity to access jobs that arise through growth, including construction and post-construction jobs, to meet their housing needs through affordable and local cost market homes, and to help combat food poverty. There is a positive impact on the highway network, on-site biodiversity, and on local services. Funding can also help with the transition to electric vehicles, through provision of charging points within our streets, and to adapt to the effects of climate change.
2. The Council's negotiation skills have been excellent and enabled us to secure much extra funds. We have worked with residents and businesses to improve the experience of living, working and visiting the Borough. We are keen to build on the success of the investment and continue improving the Borough.
3. Each year the Council delivers a range of projects intended to

discharge the obligations in the individual S.106 agreements. Following the initial allocation of S.106 to the projects, once the works or services are delivered, the expenditure is subject to an end-of-year drawdown process, where planning and legal officers ensure the specific project or services delivered accords with the terms of the relevant S.106 Agreement from which the funds are being drawn.

4. This report covers the drawdown for the financial period 1st April 2024 to 31st March 2025. It sets out the projects and services on which S.106 and CIL funds were spent, the amounts, and the relevant S.106 Agreements from which the funds are being drawn.

SUMMARY OF THE 2024/25 DRAWDOWN

5. Figure 1 provides a summary of the projects, by category, being funded from S.106 Agreements or CIL within the financial year 2024/25. A total of **£22,413,499** is to be drawn down. We have raised over £0.1m more than the previous year from our hard-nosed negotiating with property developers. This is money that we would not have if we had not taken a tough line and is now being spent on projects to benefit the local community.
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 - The LET and Gangs Unit, who are keeping residents in the borough safe
 - Affordable homes
 - Improving the public realm
 - Investing in schools; and
 - Protecting the environment.
7. **Civic Campus:** the Civic Campus redevelopment falls within the investment in community facilities category, and accounts for the majority of spend. This category is being funded, in part, using strategic CIL receipts. The Civic Campus project totals £10.2m. Building work is progressing at the Civic Campus site in King Street and will rejuvenate the King Street area. Its award-winning design stems from its ethos that sees beauty, accessibility and environmentalism woven into every aspect of the scheme. It is an inclusive space that uses new technology such as solar panels and ground source heat pumps to provide low-carbon energy. By setting new benchmarks for London, we will create opportunities for better living, grow local talent and business. The Civic Campus will be a beautiful, environmentally positive and accessible new quarter where people can live, work, play and relax.
8. **LET and Gangs Unit:** investment in community safety initiatives, such as the Law Enforcement Team (“LET”) and the Gangs, Violence and

Exploitation Unit, is to be one of the largest areas of spend with £2.3m proposed to be drawn down.

Fighting crime and acting to eliminate the causes of crime remain our highest priorities. We have funded: a unique strong Law Enforcement Team and a H&F Gangs Unit that protects our young people. In 2024, Metropolitan Police data shows a 13.6% fall in violent crime, a 10% reduction in robberies, and a 9.5% drop in burglaries.

The LET and local police regularly conduct joint patrols and pull their resources together to work smarter, co-ordinate patrol times and ensures better coverage. This collaborative approach enables the Council to prevent, detect, crack down on and reduce local crime more quickly and effectively.

9. **Affordable homes:** the redevelopment of Edith Summerskill House site will deliver 133 new, genuinely affordable housing on the Clem Attlee estate. The Council is currently working with housing associations to identify and appoint a suitable partner to deliver these homes. The timeline for the main construction start is under review and will be confirmed once a partner has been selected. Various updates were incorporated into a minor variation to the existing planning permission, which was granted last year.

In developing plans for the Mund Street School site, the Council is working in collaboration with residents to create a scheme which responds to the needs of the local community. Delivers approximately 107 new homes, including 50% affordable homes, across a range of sizes suitable for both young people and families. The scheme will provide new landscaping and public realm, helping to establish a strong community feel with car-free streets and spaces.

10. **Improving the public realm:** the public realm projects cover road and footpath resurfacing and improvements, cycleway, cycle hangars, greening schemes. King Street Design Vision, and travel plan monitoring. The project with the largest funding under the category transport and public realm is the Former Dairy Crest Site which has extensive junction works at Wood Lane, Depot Road, and South Africa Road. King Street Design Vision scheme is to enhance and extend the scope of the highway works at the Civic Campus to unify Unity Square outside the Town Hall to form one big attractive open public space for people to visit, enjoy and to roam around public realm improvements.

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11. **Investing in schools:** the Council focusses on improving outcomes for children and young people with Special Educational Needs and Disabilities (SEND). The SEND strategy, co-produced with families, outlines the vision and priorities for supporting this group and their families, with a focus on educational, health, emotional wellbeing, and life outcomes. The specialist SEND providers offer specialist programmes and activities designed to cater to the specific requirements of children with disabilities or other additional needs.

Climate education – the Sustainability and Climate Change Strategy is being updated, making sure teachers and pupils understand the support that is available to them and how their schools can thrive in a sustainable future. It is encouraging to note the next generation already taking care of the borough and doing their bit to help us all make real change. Their passion is helping us build a stronger, safer, kinder place to live and supporting our work to become the UK's greenest borough.

12. **Protecting the environment:** flood defence - our Surface Water Management Plan (SWMP) prioritises reducing flood risks through the implementation of Sustainable Drainage Systems (SuDS). These systems aim to manage rainfall in a way that mimics natural drainage processes, mitigating the impact of heavy rainfall and reducing reliance on conventional drainage. The borough actively incorporates SuDS into various projects, including highways, housing estates, and new developments, while also providing guidance to residents on how to manage rainwater on a smaller scale.

Air quality – the new Air Quality Action Plan (AQAP) 2025-30 sets out Hammersmith & Fulham's vision for a borough with cleaner air, improved health and well-being for all. This Plan will help to protect the people who live, work in and visit the borough from the effects of air pollution. Further, to promote healthy living by protecting children and families from filthy air. We are determined to improve our air quality, protect local nature and help local people live healthier lives. We will work with NHS, Imperial College, Central Government and GLA to empower our communities to make changes to both reduce their own emissions but also reduce their exposure to harmful air pollution.

13. Further details on the individual projects delivered, the relevant S.106 Agreements or CIL being relied upon, and the drawdown amounts, are set out in the following sections of this report.

Category	Spend (£)
Affordable Housing	432,151
Arts and Cultural Projects	147,361
Community Facilities and Borough Strategic CIL	10,676,964
Economic Development	1,849,694
Environmental Improvements	214,209
Heritage and Conservation	21,273
Parks, Leisure and Outdoor Sports Facilities	425,307
Regeneration Areas	3,930,895
Schools and Higher Education	295,155
Transport and Public Realm	3,546,681
Borough Wide Community Benefits	144,091
Admin and Neighbourhood CIL	729,716
Total	22,413,499

Figure 1: Spend by Broad Category

AFFORDABLE HOUSING PROVISION

14. A total of **£432,151** is to be drawn down for affordable housing provision as shown in Table 1.

Table No. 1	Affordable Housing Provision		
S106/AKA Ref	Relevant s106 agreement	Project Funded	Amount (£)
777	Chelsea Island	Edith Summerskill	144,114
867	M&S White City	Mund Street	288,037
TOTAL			£432,151

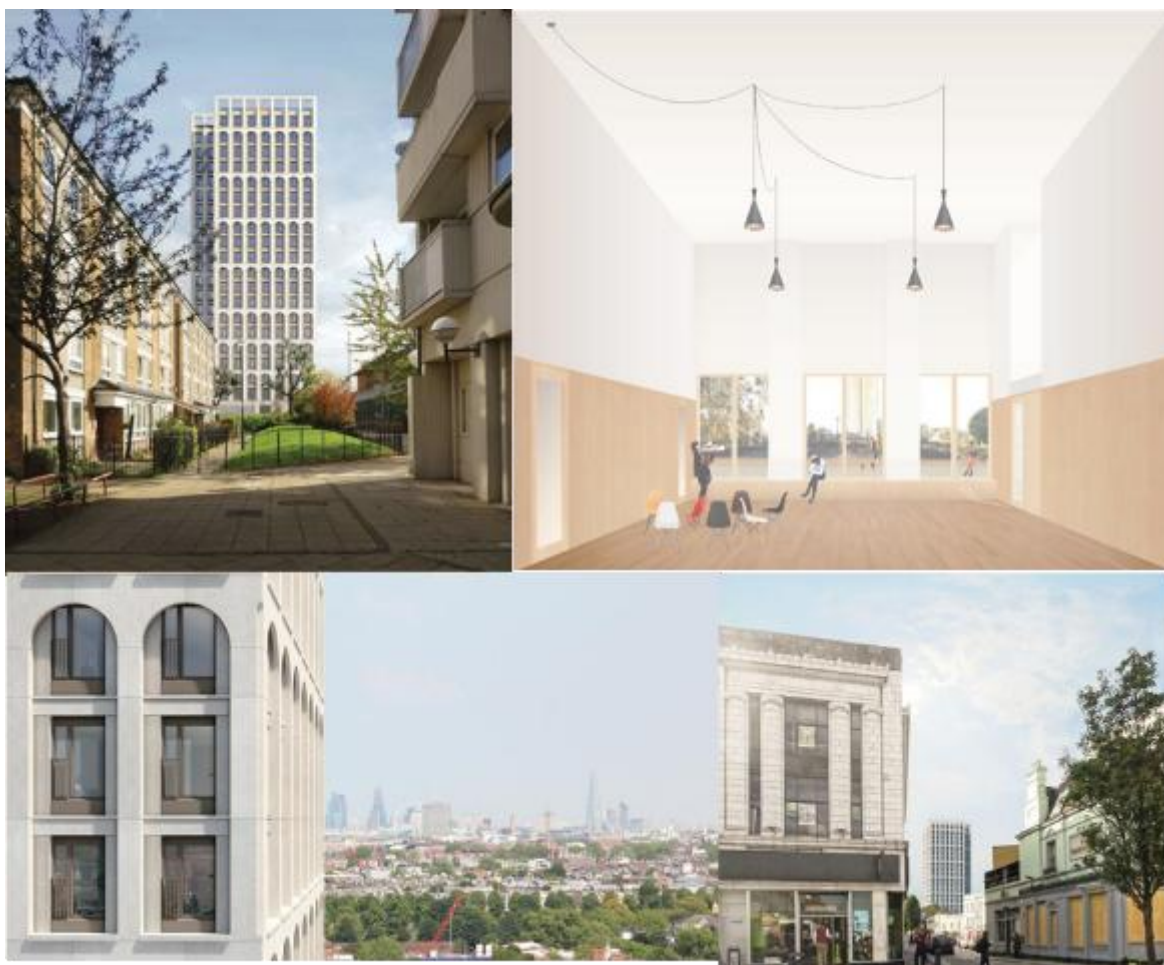


Figure 2: Edith Summerskill House

Edith Summerskill House site (Updated version below)

15. The redevelopment of Edith Summerskill House site will deliver 133 new homes, all of which will be 100% affordable. This includes 105 homes for social rent and 28 intermediate homes. The Council is currently working with housing associations to identify and appoint a suitable partner to deliver these homes. The timeline for the main construction start is under review and will be confirmed once a partner has been selected. Minor works were completed on site in spring 2025, including the replacement of site hoarding. The development designs have also been updated to reflect the latest fire safety and building control regulations. These updates were incorporated into a minor variation to the existing planning permission, which was granted last year.

Mund Street Housing Site

16. Mund Street is a Council-led, residential development of 107 homes of which 50% are affordable. The site is a former school site which the Council is seeking to repurpose in order to provide important and much-needed affordable housing. During this last year, the scheme has reached the final stages of the planning process and an

application is due to be submitted in late Summer 2025. 55% of the homes are expected to be family-sized homes in recognition of the importance of family housing to the borough's diverse and vibrant social mix.

17. In line with the Council's defend council homes policy, there have been several consultation events to ensure there are meaningful opportunities to seek feedback from local residents and embed co-production where possible.

As the site is currently serving as a decant site for Avonmore Primary School (whilst the Council develops a new primary school and 91 new homes on that site), the scheme if granted planning consent is not expected to start on site until late 2027 and would therefore complete in 2029.



Figure 3 - (a) Mund Street



Figure 4 - (b) Mund Street



Figure 5 - (c) Mund Street

ARTS AND CULTURE PROVISION

18. **£147,361** is to be spent on Facilitation in Engagement of Arts in the borough, including contributions towards the development and implementation of actions contained in the Arts Strategy for the Council

Table No. 2 Arts and Culture			
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
943	Olympia Exhibition Centre	Facilitation in Engagement of Arts	147,361
TOTAL			£147,361

Facilitation in engagement of Arts and Culture projects

19. Destination Management Partnership (Visit H&F)

The Destination Management Partnership was founded in September 2024 and brings together key players from across Hammersmith and Fulham's cultural, hospitality, sport and events sectors. Set up as a subgroup of the borough's Cultural Compact, the partnership focuses on strengthening the borough's identity as a visitor destination and improving how tourism, events and place promotion are coordinated.



Figure 6 -

DMP Workshop

20. Countdown to Christmas in Hammersmith & Fulham

The 'Countdown to Christmas in Hammersmith & Fulham' campaign marked the DMP's first borough-wide collaborative promotion. Aimed at positioning H&F as a vibrant festive destination, the campaign brought together businesses, cultural venues, and hospitality providers to present a cohesive and engaging seasonal offer.



Figure 7 -

DMP Christmas Campaign

21. Bush Comedy Festival

Commissioned by Hammersmith & Fulham Council and produced by Berks Nest, the inaugural Bush Comedy Festival ran in July 2024 across several venues in Shepherd's Bush. The festival was a cultural success and showed promising potential for long-term growth



Figure 8 -

Bush Comedy Festival

22. London Tech Week

London Tech Week 2024, we created an initiative to showcase Hammersmith & Fulham as a welcoming and lively place for conference attendees. We teamed up with local hospitality businesses to make sure the borough was top of mind as a place to eat, meet, and explore beyond the main conference spots.



Figure 9 -

London Tech Week

23. GLA HSDS Incubator Programme

As part of the GLA's High Streets Data Service (HSDS) Incubator Programme we explored how data could help us understand and support the evening economy in Hammersmith. The programme lasted 12 weeks. It focused on helping officers in London use HSDS datasets to tackle local issues and develop practical analysis skills with guidance from GLA data experts.

COMMUNITY FACILITIES

24. A total of **£10,676,964** of planning contributions is to be drawn down for community facilities. The majority of this (£10,439,457) is Strategic CIL which will be used towards the refurbishment of the Civic Campus. The remaining £237,507 is to be primarily used towards the costs of the Kings Coronation Youth Fund projects and other projects towards improving the health care and wellbeing facilities within the Borough. Details of the amounts to be drawn down are set out in Table 3 below:

Table No. 3	Community Facilities and Borough Strategic CIL		
S106/A KA Ref	Relevant s106 agreement	Projects funded	Amount (£)
776	Kings Mall Car Park	Hammersmith Library; Healthcare Facilities	6,053

777	Chelsea Island	Healthcare Facilities	75,000
927	Fulham Gasworks	Kings Coronation Youth Fund (South Park, Linford Christie Stadium)	117,323
949	Queens Club	Hammersmith Park Sports Facilities	29,846
		Eel brook Common court resurfacing	9,285
CIL	Borough Strategic CIL	Civic Campus	10,439,457
TOTAL			£10,676,964

Civic Campus

25. The new Civic Campus will become a 'go-to' destination, providing welcoming, comfortable, convenient and inclusive spaces for the community to work, learn and share ideas. It will act as a catalyst for growth and community cohesion, as well as to create a transformative shift in the delivery of council services and community placemaking.

26. Its award-winning design stems from its ethos that sees beauty, accessibility and environmentalism woven into every aspect of the scheme. More than 50 per cent of the new homes at the Civic Campus will be affordable for local residents. The new plans for the site will feature panoramic roof gardens, public squares, restaurants and bars, a cinema, performance areas, gallery space and shops. By setting new benchmarks for London, we will create opportunities for better living, grow local talent and business, as well as offer new ways to entertain, educate, debate and play.



Figure 10: Exterior Town Hall, Civic Campus



Figure 11: Civic Campus mix of unit types and sizes

King Coronation Youth Fund (KCYF) projects

27. Sands End Arts & Community Centre – this Centre seeks funding for a fully functional community-based sound and visual recording studio for young people. This project aims to provide access to a facility that is currently unavailable in the borough. This project will encourage inclusivity and enhancement of community cohesion across the borough, inspiring more young people to positively engage in the arts.



Figure 12: KCYF Project: Sands End Arts & Community Centre

28. Action on Disability – this project involves the full refurbishment of a space to deliver a consistent, high-quality youth service for over 300 young disabled people over five years. The service will be free for the local residents. This space aims to have a lasting positive impact on both the social and domestic lives of those who use it.

Young Hammersmith & Fulham – small grants of up to £1,000 are available for young people to apply for financial support. These grants are organised and awarded through a panel of young people.



Figure 13: KCYF Project: Action on Disability

ECONOMIC DEVELOPMENT, TRAINING & SKILLS, BUSINESS & ENTERPRISE

29. A total of **£1,849,694** is to be drawn down for the Economic Development Team's work in maximising job opportunities for local people, such as employment, training, apprenticeships, outreach and maximising tender opportunities for Local Businesses and local supply chain activities.

30. H&F Works, the Council's job brokerage, supported residents into employment and work experience placements, providing employability support, developing CVs, helping with job applications and matching job seekers to suitable opportunities with local employers. Employability sessions were delivered across Family Hubs, Community Centres, at the Adult Learning Centre on a weekly basis and through pop-up stalls at community events across the year. Three large scale jobs fairs were delivered, well attended by employers and residents, across the borough. The Council launched Upstream Pathway Bonds, the Council's Careers Education programme, providing a broad menu of opportunities matching young people and schools with employers through work experience, industry insights and workplace visits. The funding is being drawn from the developments shown in Table 5 below

Table No. 4	ECONOMIC DEVELOPMENT, TRAINING & SKILLS, BUSINESS & ENTERPRISE		
S106/A KA Ref	Site	Projects Funded	Amount (£)
716	Fulham Reach	Town Centre Management/Manager	128,514
776	Kings Mall	Local	11,840

	Car Park	Employment and Training Initiatives, including workplace coordinator	
830	271-281 King Street	Local Employment and Training Initiatives, including workplace coordinator	4,237
921	Land known as Quayside Lodge, William Morris Way	Local Employment and Training Initiatives, including workplace coordinator	38,730
930	68 - 72 Hammersmith Road	Local Employment and Training Initiatives, including workplace coordinator	3,956
943	Olympia Exhibition Centre	Local Employment and Training Initiatives, including workplace coordinator	896,189
946	Hammersmith Town Hall King Street	Local Employment and Training Initiatives, including workplace coordinator Procurement and Business Engagement	100,000 1,710
955	Centre House, 56 Wood Lane	Local Employment and Training Initiatives, including workplace coordinator	391,380
957	Former Hammersmith	Local Employment and	230,367

	h Magistrates	Training Initiatives, including workplace coordinator	
960	Olympus Property Holding Limited	Local Employment and Training Initiatives, including workplace coordinator	27,650
964	Former Dairy Crest Site	Procurement and Business Engagement	11,535
977	The Caste Centre, Broomhouse Lane	Procurement and Business Engagement	3,586
TOTAL			£1,849,694

Outcome	Beneficiaries
Residents provided with employability support	542
Residents supported into work	456
Residents supporting into apprenticeships	98
Residents into paid work placements	37
Residents supported into fully funded training	76
Residents gaining work experience	19
Students provided with career insights	3,000+
Employers offering employment and work experience opportunities	92

Employment, Skills and Training Events

- National Apprenticeship Week - Imperial College Healthcare NHS Trust held a workshop with secondary school students from H&F at Apprenticeships Reveal.
- Jobs Fair- H&F Works team organises and attends monthly events to actively engage with our residents and support them into employment and training opportunities. Training providers were invited to showcase their courses and help residents access the skills and qualifications needed to progress into sustainable employment.
- Sports Reveal – events held to inspire students to consider career paths in Sports related industries



Figure 14: H&F at Apprenticeships Reveal during National Apprenticeship Week

h&f WORKS

JOBS

OPPORTUNITIES

FRIDAY 25 APRIL 10am-3pm
Old Oak Family Hub, 76 Braybrook St, W12 0AP
This event is open to all H&F residents

ingeus

The Livat Hammersmith Employment Fair

Livat Atrium
Thursday 22nd May
10:30am - 6:30pm

We're proud to be hosting our first Employment Fair at Livat Hammersmith this May

ingeus has represented diverse private sector organisations with varied expertise, in sectors such as retail, education, facilities management and healthcare.

We'll also be offering career advice - from help exploring a CV to sharing what our latest recruitment strategies, which mean that National Careers Service will also have all day to help you understand your career journey. You'll also be able to look for a new role or change your current one with them as a bonus. If you're not sure if you're ready for a new role, please come along and join us!

In collaboration with h&f works, Department for Work and Pensions, National Careers Service & RSA

h&f WORKS **ingeus** **245** **h&f**

JOBS

OPPORTUNITIES

WEDNESDAY 19 JUNE 10am-4pm
245 Hammersmith Road, W6 8PW
This event is open to all H&F residents

Figure 15 – Jobs Fair held in April and June 2025

Table No. 5 – Economic Development Activity	
Outcome	Beneficiaries
1-2-1 Business advice sessions with a professional advisor.	338
Business support workshops attendees.	226
<p>High Street Business associations supported to deliver initiatives to boost footfall and trade.</p> <ul style="list-style-type: none"> • Askew Road Business Association – Askew Art Festival • Parsons Green Business Association- Christmas event on the green • Riverfront Business Group- Christmas Fun Run • Shepherds Bush Business Forum- Christmas event on the green • Wandsworth Bridge Road Association- WBR Fayre in May 	Monthly meetings
Total tender value won by supply chain programmes supporting businesses to win local contracts.	£1,669,000.00
Local H&F businesses attending H&F Local Supply Chain programme ‘Meet the Buyer’ events to connect with tier one suppliers.	69
SMEs supported by the Scale up programme with Dragon’s Den style finale. Sponsorship included venue etc	50
Affordable opportunities to trade and test the market at the traffic festivals	359
Secured rent free shop – partnership with Made in H&F Traders, Hammersmith Broadway Shopping Centre, Hammersmith Bid and Artist Window (supporting artists to exhibit) from Nov 2024 to March 2025	46
Average visitor numbers per traffic free markets delivered in King Street and North End Road.	13,100
Businesses assisted seeking advice on commercial premises	212
Unique views on the Council's business support and advice web pages . Up 24%	2402
E-commerce Programme – Businesses supported to grow their presence online with easy-to-follow workshops and 1-2- 1 advice.	27
Networking- provide opportunities for	80

businesses to grow their networks, promote their products and services and build connections locally so they can thrive. Business Network – borough wide stakeholder engagement group that works collaboratively to deliver outcomes that will support and facilitate economic recovery, business retention and town centre or high street resilience. Average monthly attendance combined	
Facebook HF Business Connects group members increased from 848 to 1078.	78.6%
Number of subscribers to the Business Connects Newsletter.	2,650
Number of enquiries to the business helpdesk	754
Vinyl Installation for Art on Macbeth and Nigel Playfair Underpasses and CCTV installation Enhance key areas of connectivity in the borough- King Street/ Civic Campus and Riverfront	Encourage footfall (visitors and residents)
Planters for Hammersmith flyover underpass. Part of a placeshaping program to enhance space under the flyover	Encourage footfall to businesses adjacent to the flyover



Figure 16 - Livat Employment Event May 2024. Resident testimonials: "I was going to skip an exhibitor but when I

actually spoke to them they turned out to be the best! They have lots of roles which fit my skills. If you don't try and chat to everyone you'll never know! Put yourself out there".



Figure 17: 245 Employment Event June and March 2025. The events were great success, with over 300 residents in attendance



Figure 18 - H&F Local Supply Chain Meet the Buyer Event – 20 June 23024



Figure 19- made in H&F Popup Shop, Hammersmith Broadway



Figure 20 – Networking London 27 October 2024



Figure 21 - H&F Local Supplier Support Programme Networking Event 20 June 2024



Figure 22 - Business Growth Hub Workshop 28 November 2024

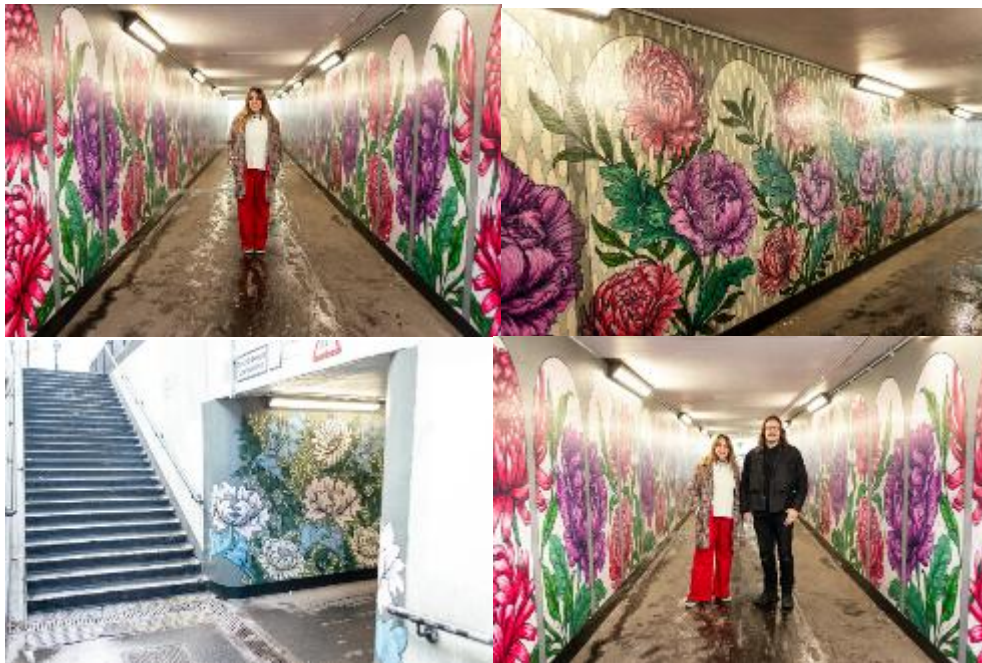


Figure 23 - Nigel Playfair underpass' new artwork



Figure 24 – Christmas carol concert in the local community



Figure 25 - Christmas Lights switch on, Shepherds Bush Green, 11 December 2024

ENVIRONMENTAL IMPROVEMENTS

31. A total of **£214,209** is to be drawn down for Environmental Improvements projects including greening, air quality and climate change education schemes. The funding is to come from the following S.106 agreements, as summarised below:

Table No. 6	Environmental Improvements		
S106/AK A Ref	Relevant s106 agreement	Projects Funded	Amount (£)
413	West 12 (Concord Centre)	Cycle Hangars Installation	4,327
		Greening Schemes	39,225
506	Suite 4 Burlington Lodge Studios, Rigault Road	Better Brackenhurst Clean Air Neighbourhood	1,455
795	Earls Court 2, Lillie Bridge	Environmental monitoring at Earl's Court development	16,385
862	Bechtel House 245 Hammersmith Road	Carbon Reduction and Carbon Offset	3,141
957	Former Hammersmith Magistrates	Climate Change Education	77,861
		Climate Risk and Adaptation Strategy	22,471
		Air Quality	49,344
TOTAL			£214,209

32. Climate Change Education

A total of £77,861 was spent on climate change education. The Council is actively engaged in climate change education projects, aiming to raise awareness and promote action among residents, particularly young people. The Council's initiatives include supporting schools with curriculum development, offering training and workshops, and fostering partnerships with local organizations and businesses.

33. It is great to see the next generation already taking care of the borough and doing their bit to help us all make real change. Their passion is helping us build a stronger, safer, kinder place to live and supporting our work to become the UK's greenest borough.

We are updating our Sustainability and Climate Change Strategy, making sure teachers and pupils understand the support that is available to them and how their schools can thrive in a sustainable future.



Figure 26: Pupils at the 2024 Children's Environmental Parliament

HERITAGE & CONSERVATION

34. **£21,273** has been drawn down for Margravine Cemetery Heritage Projects and the conservation of the listed statue 'Leaning Woman' on Great West Road. This is to be funded from the following developments:

Table No. 7	Heritage & Conservation		
S106/AKA Ref	Relevant agreement s106	Projects funded	Amount (£)
451	War Memorial, Margravine Cemetery	Heritage Projects – Margravine Cemetery	3,663
543	Former Pumping Station, Great West Road	Heritage Projects – Margravine Cemetery Conservation Area Management – Leaning Woman	17,610
TOTAL			£21,273

35. The Margravine Cemetery Heritage Project refers to the conservation and restoration of two Grade II listed structures which are on the Historic England 'Heritage at Risk Register'. The conservation of the listed statue 'Leaning Woman' project protects a Grade II listed statue. Removing it from the Heritage at Risk register and educating people through visits.



Conservation of Listed statue 'Leaning Woman'

Figure 27:

LOCAL PARKS AND OPEN SPACES

36. A total of **£425,307** is to be drawn down to improve and maintain parks and open spaces across the Borough. Funding is drawn down for much needed improvements to parks and open spaces, aimed at enhancing facilities, user enjoyment and biodiversity. The funds are to be drawn down from the s.106 agreements listed in the table below.

Table No. 8	Parks Projects		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
468	Empress State Building	Normand Park	5,950
756	22 Bute Gardens And 11 - 17 (odd) Wolverton Gardens	St Paul's Gardens	30,000
716	Fulham Reach	Frank Banfield – Community Gardens	314,593
776	Kings Mall Car Park	Ravenscourt Park	5,000

777	Chelsea Island	Eelbrook Common	15,334
296 (+ 629 and 630)	Westfield	Shepherd's Bush Common	54,430
TOTAL			£425,307

37. A number of parks and open space projects were carried out. Details of these projects are as follows:

- **Project 1:** Brook Green Playground - Upgrade of the playground installing 13 pieces of new play equipment including, swings, play panels, springers and activity trail.
- **Project 2:** Hurlingham Park - Repairs to multi-play unit, eradicating issues from annual inspection reports. New ropes, and posts.
- **Project 3:** Frank Banfield Park - Planting of a Tiny Forest – the borough's 4th Tiny Forest and a commitment to plant one a year until 2030. Project as part of wider community garden project.
- **Project 4:** Frank Banfield Park - Construction of a new Community Garden and growing area, including landscaping, wildlife pond, raised beds, small orchard and containers.
- **Project 5:** Shepherds Bush Green - Drainage works. Installed new land drains to the western field, which has been affected by surface water flooding during the winter months. The new system included underground drains, levelling the ground surface and grass seeding.
- **Project 6:** Normand Park - Wildlife Garden creation on former bowling green, new pathways, landscaping, wildflower meadows and access gates to complement the existing tiny forest.
- **Project 7:** Eelbrook Common - De-paving project. 2,500 m2 of tarmac and concrete surfacing was dug out and replaced with permeable gravel pathways and planting. The area had previously been an old concrete paddling pool.
- **Project 8:** Lillie Road Recreation Ground - Design, manufacture and install new sign boards.

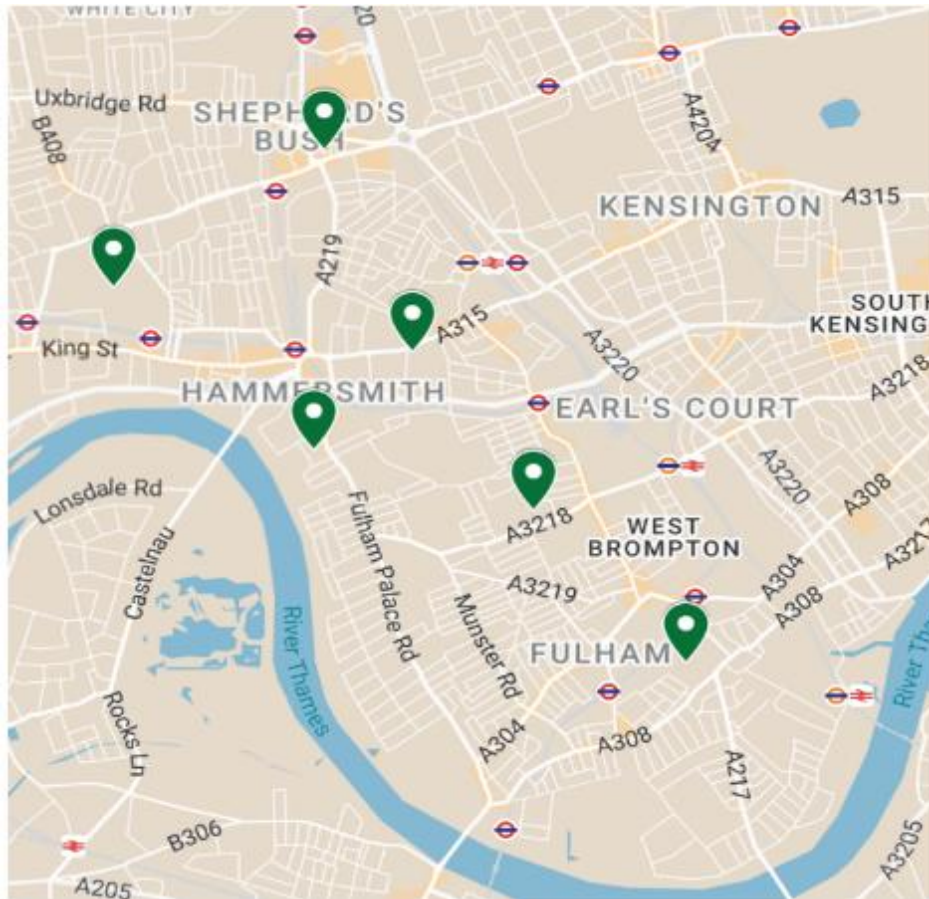


Figure 28: Parks receiving Funding within Hammersmith & Fulham

Site Address	Nature of Work	Funding Source	Project Status
Hammersmith Park	Installation of a new outdoor gym that includes accessible items and ground graphics.	S106 & Fields in Trust Grant	Completed



Figure 29: Installation of a new outdoor gym that includes accessible items and ground graphics at Hammersmith Park.

Site Address	Nature of Work	Funding Source	Project Status
Hammersmith Park	Refurbishment of tennis and basketball courts with new fencing and gates.	S106	Completed



Figure 30: Refurbishment of tennis and basketball courts with new fencing and gates at Hammersmith Park.

Site Address	Nature of Work	Funding Source	Projects Status
Bishops Park	Refurbishment of 1km of Riverside Railings	Earmarked Reserve from Fulham Football Club Lease	In Progress



Figure 31: Refurbishment of 1km of Riverside Railings at Bishops Park

Site	Nature of Work	Funding	Projects Status
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Address		Source	
Frank Banfield Park	Construction of a Community Garden which includes the Council's 4 th Tiny Forest, a pond, habitat wall, planting areas, mini orchard, native hedges and wildflower meadows.	S106	Completed





Figure 32: Construction of a Community Garden which includes the Council's 4th Tiny Forest, a pond, habitat wall, planting areas, mini orchard, native hedges and wildflower meadows.

Site Address	Nature of Work	Funding Source	Projects Status
North Verbena Gardens	Refurbishment of the Heritage at Risk 'Leaning Lady' statue. Along with new path, planting, signage and lighting.	S106, Grant & Crowdfunding	Completed





Figure 33: Refurbishment of the Heritage at Risk 'Leaning Lady' statue. Along with new path, planting, signage and lighting.

Site Address	Nature of Work	Funding Source	Projects Status
Wendell Park	Resurfacing sections of footpaths to alleviate trip hazards	S106	Completed

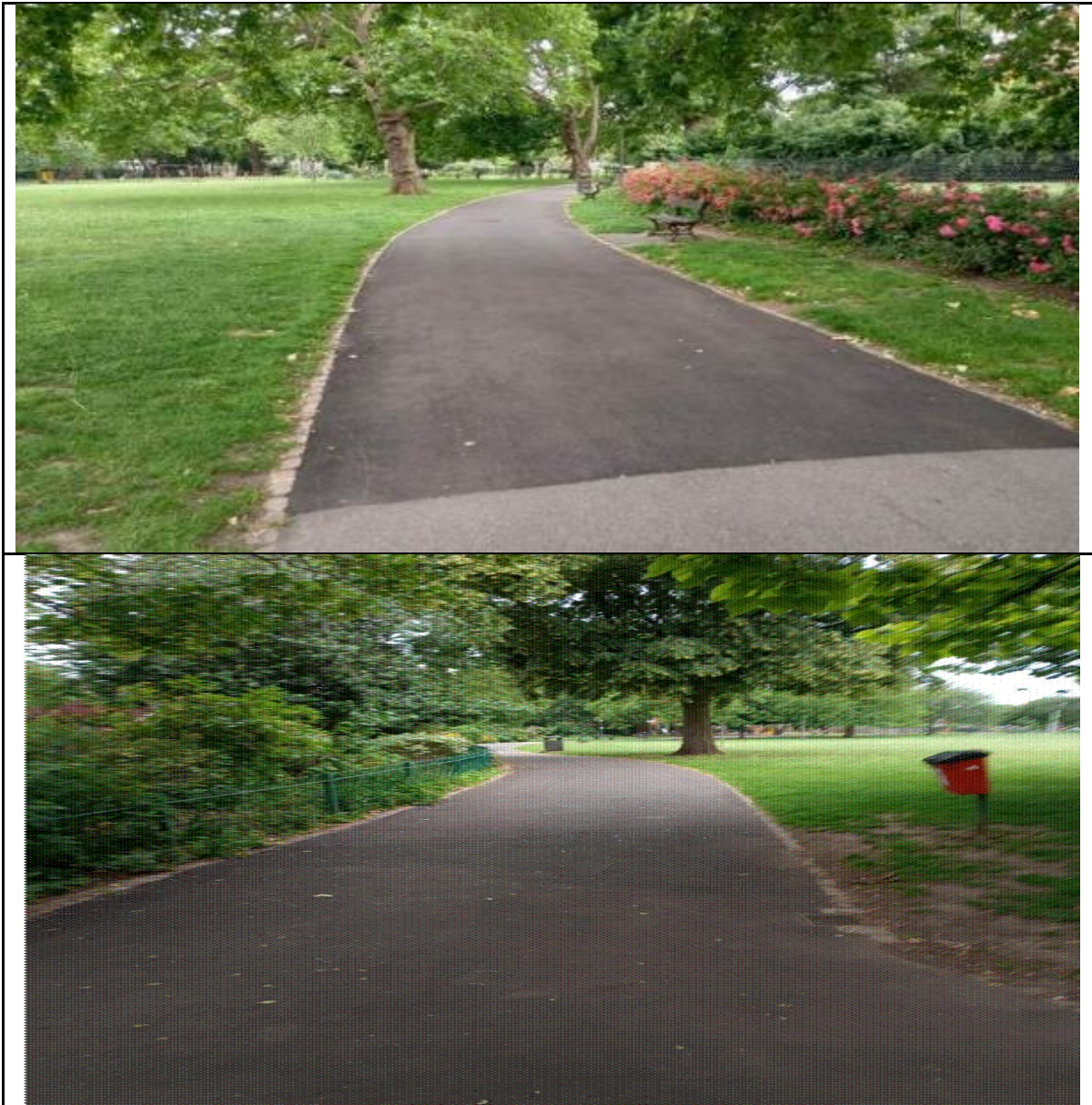


Figure 34: Resurfacing sections of footpaths at Wendell Park

Site Address	Nature of Work	Funding Source	Projects Status
Vicarage Gardens	New parks signage	S106	Completed



Figure 35: New parks signage at Vicarage Gardens.

Site Address	Nature of Work	Funding Source	Projects Status
Shepherds Bush Green	Drainage works. New land drains installed to the western field, which has been affected by surface water flooding during the winter months. The new system includes underground drains, levelling the ground surface and grass seeding.	S106	Completed



Figure 36 – Drainage Works at Shepherds Bush Green


Site Address	Nature of Work	Funding Source	Projects Status
Eel Brook Common	De-paving project. 2,500 m2 of tarmac and concrete surfacing was dug out and replaced with permeable gravel pathways and planting. The area had previously been an old concrete paddling pool.	S106, Grant, South Fulham Clean Air, Green Investment Fund	Completed
Before			



Figure 37: De-paving project at Eel Brook Common.

Site Address	Nature of Work	Funding Source	Projects Status
Lillie Road Recreation Ground	New signage installed	S106	Completed



Figure 38: New Signage Installed at Lillie Road Recreation Ground.

Site Address	Nature of Work	Funding Source	Projects Status
Lillie Road	400 m2 of footpath de-	S106	Completed

Recreation Ground	paved and 350 m2 of tarmac footpath re-surfaced		
			
			

Figure 39: Footpath depaved and resurfaced at Lillie Road Recreation Ground.

Site Address	Nature of Work	Funding Source	Projects Status
Purcell Crescent open space	270 m2 of tarmac depaved and a new permeable surfaced path network installed. 35 metres of	Green Investment Fund	Completed



	hedge planted. Seat and welcome sign installed.		
Before			
After			

Figure 40: Tarmac depaved and new surface installed, seat and welcome sign installed at Purcell Crescent.

Site Address	Nature of Work	Funding Source	Projects Status
St Paul's Gardens	Repair of a Grade II listed building, known as the	S106	In progress

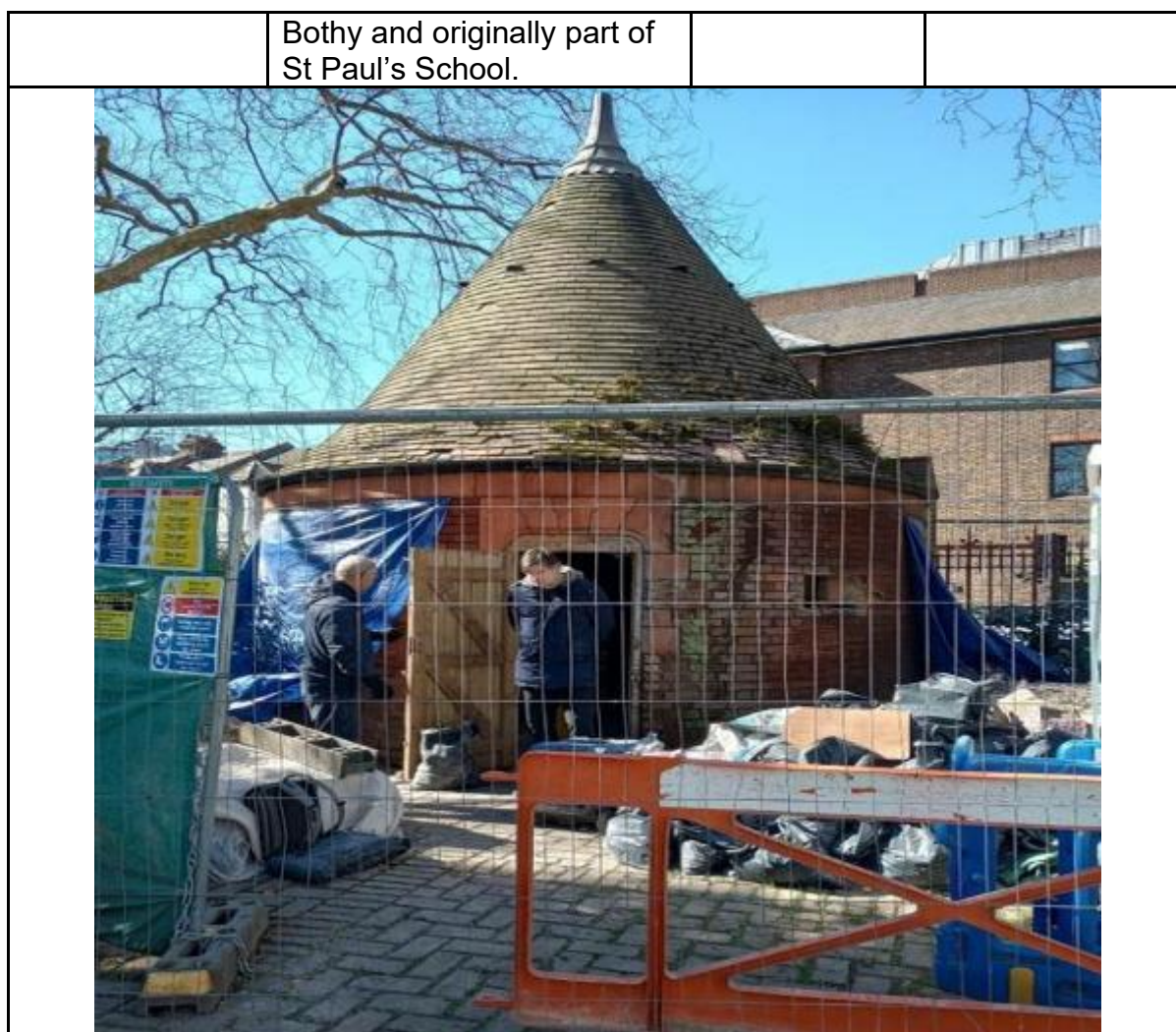


Figure 41: Repair of a Grade II listed building, known as the Bothy and originally part of St Paul's School.

Site Address	Nature of Work	Funding Source	Projects Status
Margravine Cemetery	Repair of three Grade II listed monuments. The mausoleum and Reception House are now protected from the weather and a bid to the Lottery Heritage Fund is in preparation	Part funded by S106	In progress



Figure 42: Scaffolding going up around the mausoleum.

Site Address	Nature of Work	Funding Source	Projects Status
South Park	Basketball courts resurfaced and noticeboard installed.	Kings Youth Coronation Fund	Completed





Figure 43: Basketball courts resurfaced and noticeboard installed at South Park.

Site Address	Nature of Work	Funding Source	Projects Status
Bentworth Open Space	Creation of New Self Binding Aggregate Pathway.	S106	Completed







Figure .44: Creation of New Self Binding Aggregate Pathway at Bentworth Open Space.

Site Address	Nature of Work	Funding Source	Projects Status
Hurlingham Park	5 New Entrance Pathway Lighting Bollards – Photocell Sensor LED	S106	Completed.



Category	Bollards
Application	Hospitality, Outdoor, Residential, Retail
Specification	Architectural

Leo

Leo CCT Bollard 1000mm
Code: ALEOLED/CCT/100/GR







Figure 45: New lighting installed at Hurlingham Park

Site Address	Nature of Work	Funding Source	Projects Status
Bishops Park	50 New dual recycling bins installed.	S106	In Progress



Figure 46: 50 New dual recycling bins installed

REGENERATION AREAS

38. A total of **£3,930,895** is to be drawn down for social and physical infrastructure, economic and transport regeneration projects to address the increased needs generated by population growth and change in the borough, with a focus on the regeneration areas of the borough. The funding is to come from the 106 agreements, as summarised below:

Table No. 9(a)	Central Hammersmith Regeneration Area		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
957	Former Hammersmith Magistrates	Gangs Unit	308,937
		Law Enforcing Team Enhancing Policing	423,423
		SEN Support	43,749
776	Kings Mall Car Park	Flora Gardens Primary	89,458
997	181 Talgarth Road	Margravine Gardens	27,506
TOTAL			£893,073

Table No. 9(b)	South Fulham Riverside Regeneration Area		
S106/AK A Ref	Relevant s106 agreement	Projects funded	Amount (£)
722	Chelsea Creek	Law Enforcing Team Enhancing Policing	244,603
808	Imperial Wharf	Gangs Unit	216,020
842	Hurlingham Retail Park	SEN Support	43,749
		EPP - Environmental monitoring	65,000
		Fulham Library	1,029
TOTAL			£570,401

Table No. 9(c)	White City Regeneration Area		
S106/AKA Ref	Relevant s106 agreement	Projects funded	Amount (£)
827/844/85 1	Former BBC TV Centre	SEN Support	43,749
		Gangs Unit	411,956

		Law Enforcing Team Enhancing Policing	553,527
		Former Dairy Crest Site	1,640
		Wood Lane Cycleway	24,837
		Wood Lane Plot H	462,445
867	M&S White City	Wood Lane Estate	702,932
908	Gateway Site	Hammersmith Park	87,513
		Law Enforcing Team Enhancing Policing	178,821
TOTAL			£2,467,421
All Regeneration Areas			
TOTAL			£3,930,895

Law Enforcement Team (LET)

39. There are dedicated LET officers for every ward in the borough, alongside a borough-wide night team and support team. LET officers on the streets work with Metropolitan police and fight crime. They carry out borough-wide patrols including highways, parks & open spaces and on housing land.

40. The LET officers spot suspicious behaviour and help guide the response from the police to prevent and tackle crime. They have helped make H&F one of London's safest boroughs. The team works as the eyes and ears of the Council delivering impressive results this year.



Figure 47: Law Enforcement Team-2024 achievements in numbers

SCHOOLS & EDUCATION

41. **£295,155** is to be is to be drawn down for schools and education initiatives, including support and enhancement for schools with specialist placements and SEN support. Funding for these school initiatives is being drawn down from the following developments:

Table No. 10	Schools & Higher Education		
S106/AK A Ref	Site	Projects funded	Amount (£)
733	20 Seagrave Road &	Support and	

	Others	Enhancement for Schools with specialist placements	84,000
		SEN Support	28,458
776	Kings Mall Car Park, Glenthorne Road & 45 Beadon Road	SEN Support	71,739
777	Land Bounded By Harbour Avenue And Lots Road London AKA Chelsea Island	SEN Support	278
843	Thames Tidal Tunnel (Capital component)	SEN Support	110,680
TOTAL			£ 295,155

42. The Council focused on improving outcomes for children and young people with Special Educational Needs and Disabilities (SEND) through their SEND Strategy. This strategy, co-produced with families, outlines the vision and priorities for supporting this group and their families, with a focus on educational, health, emotional wellbeing, and life outcomes. The borough also provided a range of activities, including free and low-cost options, and partnered with various agencies to deliver services.

Specialist SEND Provision

We collaborate with specialist providers who are experienced in working with children with complex and profound needs. These providers offer specialist programmes and activities designed to cater to the specific requirements of children with disabilities or other additional needs.



Figure 48(a): Tudor Rose Community Centre Children's Activity (left)

Figure 48(b): Summer Camp, Latymer Upper School (right)

TRANSPORT & PUBLIC REALM IMPROVEMENTS

43. A total of **£3,546,681** is to be drawn down for highway and public realm projects in the borough. This funding covers road and footpath resurfacing and improvements, cycleway, cycle hangars, greening schemes, King Street Design Vision, travel plan monitoring. The project with the largest funding under the category transport and public realm is the Former Dairy Crest Site which has extensive junction works that are in line with the strategy for the area which is set out within the White City Opportunity Area Planning Framework (WCOAPF). The projects are to be funded from the following S106 agreements categories:

Table No. 11	Highways – Transport and Public Realm		
S106/AK A Ref	Relevant s106 agreement	Projects funded	Amount (£)
417	Imperial Wharf	Cycle Hangars installation	4,679
458	Chelsea Village	Hanging Baskets	3,123
517	Burlington Danes School	Cycle Hangars installation	1,159
539	Burlington Danes Building	Residential Cycle Hubs	3,168
544	8-110 Westway	Residential Cycle Hubs	4,622
624	Hammersmith Embankment/Fulham Reach	Residential Cycle Hubs	8,521
628	Prestolite Factory	Residential Cycle Hubs	8,762
637	26a Peterborough Road	Greening Schemes	3,043
649	Normand Croft Community School	Residential Cycle Hubs	2,318
651	282-284 Munster Road	Residential Cycle Hubs	4,327
674	St Andrews Church	Residential Cycle Hubs	4,295
682	The Pump House	Residential Cycle Hubs	2,562
704	York House	Residential Cycle Hubs	4,327
705	Atlantic House, 1 Rockley Road	Greening Schemes	12,000

716	Fulham Reach	Residential Street Resurfacing	24,783
		Greening Schemes	1,625
776	Kings Mall Car Park	Public Realm Improvements	31,796
		King Street Design Vision	91,768
801	Riverside Studios and Queens Wharf	Better Brackenbury interventions	1,993
830	271-281 King Street	Residential Cycle Hubs	21,636
		Greening Schemes	7,946
871	Land North Of Westfield Shopping Centre	Improvements & Alterations to Public Highway	192,530
		Cycleway	36,348
928	Land known as Ark Swift Primary Academy, Australia Road	Travel Plan Review	9,506
934	Threshold And Union House 65 Shepherd's Bush Green	Travel Plan Review	3,918
941	Land known as Site of former Cyclotron Building and land adjacent, Hammersmith Hospital, Du Cane Road	Travel Plan Review	4,028
964	Former Dairy Crest Site	Highway works	3,032,602
997	181 Talgarth Road	Travel Plan Review	5,490
1011	Land at the Former Hartopp point	Travel Plan Review	5,411
1026	43 Book Green	Travel Plan Review	5,064
1030	Ada Lewis House 2 Palliser Road	Travel Plan Review	3,330


TOTAL			£3,546,681
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Transport and Public Realm projects

44. Former Dairy Crest Site S106 (Wood Lane junction)

S106 funding was secured to deliver public realm improvements to the former Dairy Crest site at the junction of Wood Lane, Depot Road and South Africa Road. Improvements to the surrounding area include C34 cycle route improvements; resurfacing of the footways and carriageways; a new pedestrian and vehicular access arrangement from Wood Lane via a new bridge over the London Underground Central Line and a new signalised junction at Wood Lane and Depot Road to enhance pedestrian safety.

Additionally, further improvements to the space surrounding the site to declutter the area were carried out including the relocation of two bus stops; the relocation of LBHF and TFL CCTV equipment; the replacement of redundant street furniture and surface water drainage alterations.

Former Dairy Crest Site S106 (Wood Lane junction Depot Road and South Africa Road)	
Scope of Work	Junction improvement scheme
Funding Source	Completely S106 funded
Project Details	The Council secured section 106 funding to deliver highway junction improvement works for the junction at Wood Lane, Depot Road, and South Africa Road.
Before	

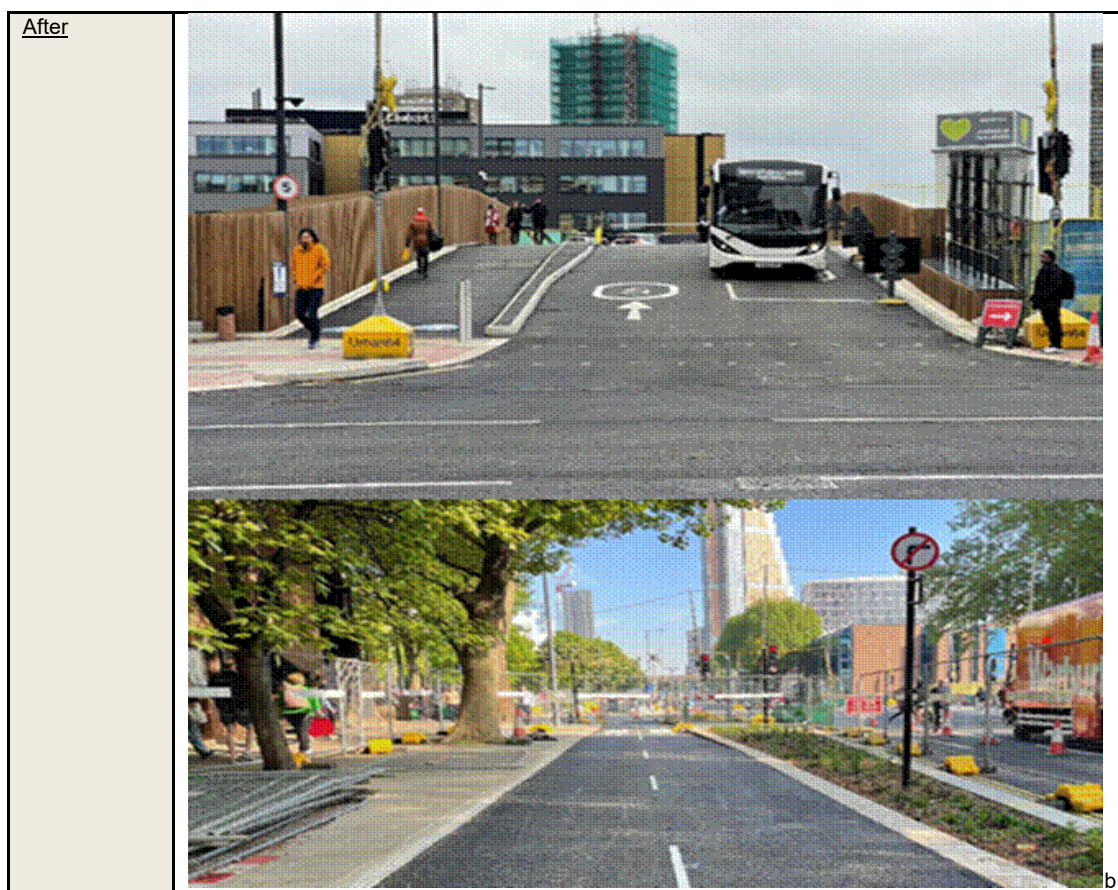


Figure 49: Junction improvement scheme at the former Dairy Crest site

45. Plot H Site - Public highway improvements, BBC Television Centre

Public realm improvements to the space around the BBC Television Centre development include footway and carriageway works to the street and surrounding area. Improvements to the public highway include the resurfacing of the carriageways and the creation of new access points to the development on Wood Lane and Macfarlane Road; relocating the existing bus stop on Wood Lane; planting new trees and replacing street furniture.

Plot H Site - Public highway improvements, BBC Television Centre development, Wood Lane	
Scope of Work	Footway and Carriageway Improvement Scheme
Funding Source	Completely S106 funded
Project Details	The extent of the works starts on the west side of Wood Lane from just south of the LUL bridge adjacent to Aerial Way, to Macfarlane Road (northern junction), including the northern footway of Macfarlane Road which is adjacent to the development

Before



After



Figure 50: Highway improvements near the BBC Television Centre development

46. Healthy Streets – Urban Greening

Healthy Streets initiatives intend to encourage people to walk and cycle more by improving the character and nature of streets within the borough. Our urban greening strategy is one aspect of the Healthy Streets initiative designed to create high quality public spaces through tree planting, depaving and replanting shrubbery amongst other interventions.


Crisp Walk	
Locations	Crisp Road, W6 9RS; Chancellor's Road, W6 9RS; Winslow Road W6 9SF
Planning Application	2011/00407/COMB
Project Details	This project was a healthy street – urban greening project. The scheme was made up of two works, depaving a segregated island on Crisp Road and disconnecting gullies on Chancellor's Road and Winslow Road into soakaways in Frank Banfield Park. The works were fully funded by S106 money.
Before	



Figure 51: Urban greening project on Crisp Walk

Starch Green	
Location	Ashchurch Grove, W12 9PF
Planning Application	2007/03097/FUL
Project Details	This project was a healthy street – urban greening project. The scheme involved depaving a large pedestrianised space by creating areas of raingardens to create a sensory garden. The works were partly funded by S106 money.
Before	



Figure 52: Urban greening project on Starch Green


New Kings Road	
Location	New Kings Road SW6 4SQ
Planning Application	1997/00582/FUL
Project Details	This project was a healthy street – urban greening project. The scheme involved depaving the wide footway on New Kings Road and laying down SuDS wildflower turf. The works were split into two phases, for which the S106 money funded the first phase.
Before	



Figure 53: Urban greening project on New Kings Road

Beavor Lane/ King Street	
Location	Beavor Lane W6 9AR
Planning Application	2007/03336/FUL
Project Details	This project was a healthy street – urban greening project. The scheme involved tree planting, depaving and new raingardens
Before	



Figure 54: Urban greening project on Beavor Lane and King Street


47. Road Surfacing Projects

Various road surfacing projects have been carried out across the borough which have involved work to repave streets. Project benefits include enhanced pedestrian experience and road safety.

Queen Caroline Street	
Location	Queen Caroline Street
Funding Source	Funded by S106
Project Details	We used the money for whole street repaving of both Crisp Road and Queen Caroline Street, and the resurfacing of Queen Caroline Street.



Figure 55: Queen Caroline Street repaving

Crisp Road	
Location	Crisp Road
Funding Source	Funded by S106
Project Details	We used the money for whole street repaving of both Crisp Road and Queen Caroline Street, and the resurfacing of Queen Caroline Street.
Before	

After



Figure 56: Crisp Road repaving

Cycle Hangars Projects

48. Project Description

The Council has committed to making accessible, convenient, secure and cost-effective cycle storage at home available for all residents who would like to own and use a cycle for regular journeys. Bike hangars are secure outdoor shelters for up to 6 bikes. They can be placed on-street as they fit in parking spaces, or on the pavement where space is sufficient. Bike hangars are primarily intended for frequent cyclists who cannot properly store their bike in their home.

There are more than 4,000 residents on the waiting list for secure cycle parking facilities in H&F, many of whom have been on the list since 2020. To meet this demand, the Council needs to provide an additional 500 cycle hangars between now and 2027.

The s106 funding for this project has enabled the delivery of 14 new cycle hangars in the following streets, enabling 84 residents to be able to safely secure their bicycles near their homes supporting them to cycle when travelling around the borough avoiding the need to drive by car.

- Avonmore Road
- Becklow Road
- Bridge Avenue
- Edenvale Street
- Hamlet Gardens
- Jeddo Road
- Mirabel Road
- Rainville Road x 2
- Standish Road
- St Thomas's Way
- Silverton Road
- Vereker Road

- Westcroft Square

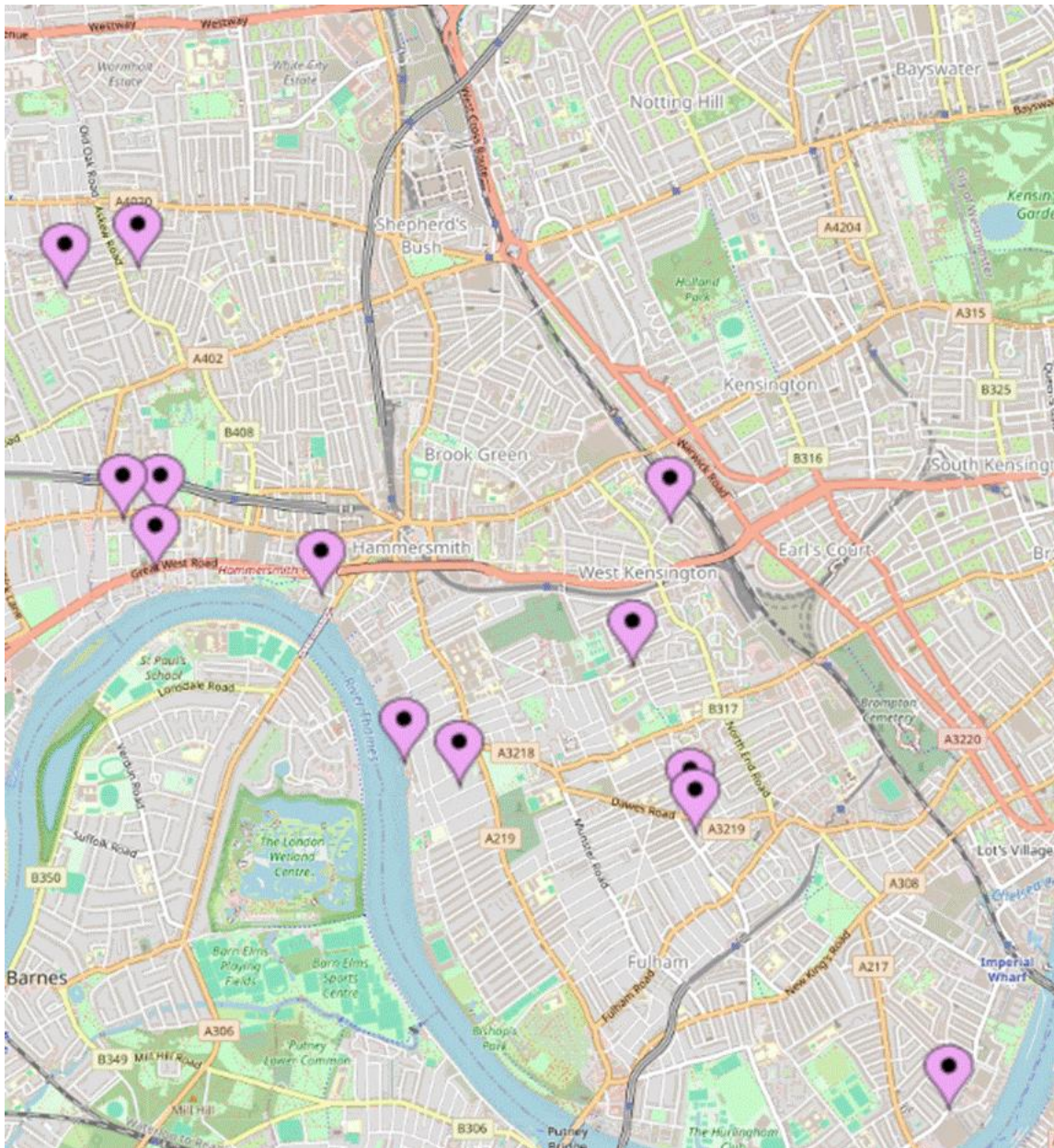


Figure 57 - Cycle Hangers various locations

Project Benefits

The Borough is one of the most densely populated areas in London. Much of the housing stock is made up of flats, apartments and terraced houses with little or no provision for convenient and secure cycle storage. Cycle theft is a persistent issue and Metropolitan Police data records 1,528 bicycles reported stolen in the borough in the 12 months between July 2022 and July 2023. This was the 7th highest figure among London boroughs.

The lack of secure and convenient cycle parking at home can be a significant barrier

to cycle ownership and to cycling more, as reported in the National Travel Attitudes Survey (2023). [National Travel Attitudes Study \(NTAS\) Wave 9: Cycling - GOV.UK](#) 29% of respondents said they would be encouraged to cycle more if there were secure cycle parking at home or at work.

Similarly, 53% of respondents in research carried out by Sustrans in 23 cities and urban areas across the UK indicated that access to secure cycle parking at or near home would help them to cycle more. [Walking and Cycling Index 2023: UK report](#)

The Council is committed to achieving zero carbon emissions by 2030 and motorised transport contributes around a fifth of carbon emissions in the borough. The Mayor of London has set a target of 89% of all trips in the Borough to be made on foot, by cycle, or using public transport by 2041 compared to 79% today.

Offering secure cycle storage in the form of bike hangars makes it easier for residents to own a bike and use it more regularly than they would if it wasn't parked on street near their homes helping residents to shift away from private cars and use active and sustainable methods of travelling such as cycling instead.


Various Sites	
Location	Avonmore Road, Becklow Road, Bridge Avenue, Edenvale Street, Hamlet Gardens, Jeddo Road, Mirabel Road, Rainville Road, Standish Road, St Thomas's Way, Silverton Road, Vereker Road, Westcroft Square
Project Details	The S106 funding for this project has enabled the delivery of 14 new cycle hangars in the following streets, enabling 84 residents to be able to safely secure their bicycles near their homes supporting them to cycle when travelling around the borough avoiding the need to drive by car.
Before	



Figure 58 - Before and after photos of cycle hangar installation

King Street Design Vision Phase 1

49. A total of **£91,768** of S106 funding was drawn down for phase 1 of the King Street Design Vision. The aim of this scheme is to enhance and extend the scope of the S278 works on King Street outside Civic Campus to unify Unity Square outside the newly renovated Town Hall with the public highway space on King Street to form one big attractive open public space for people to visit, enjoy and to roam around public realm improvements.



Figure 59: King Street Design Vision Phase 1

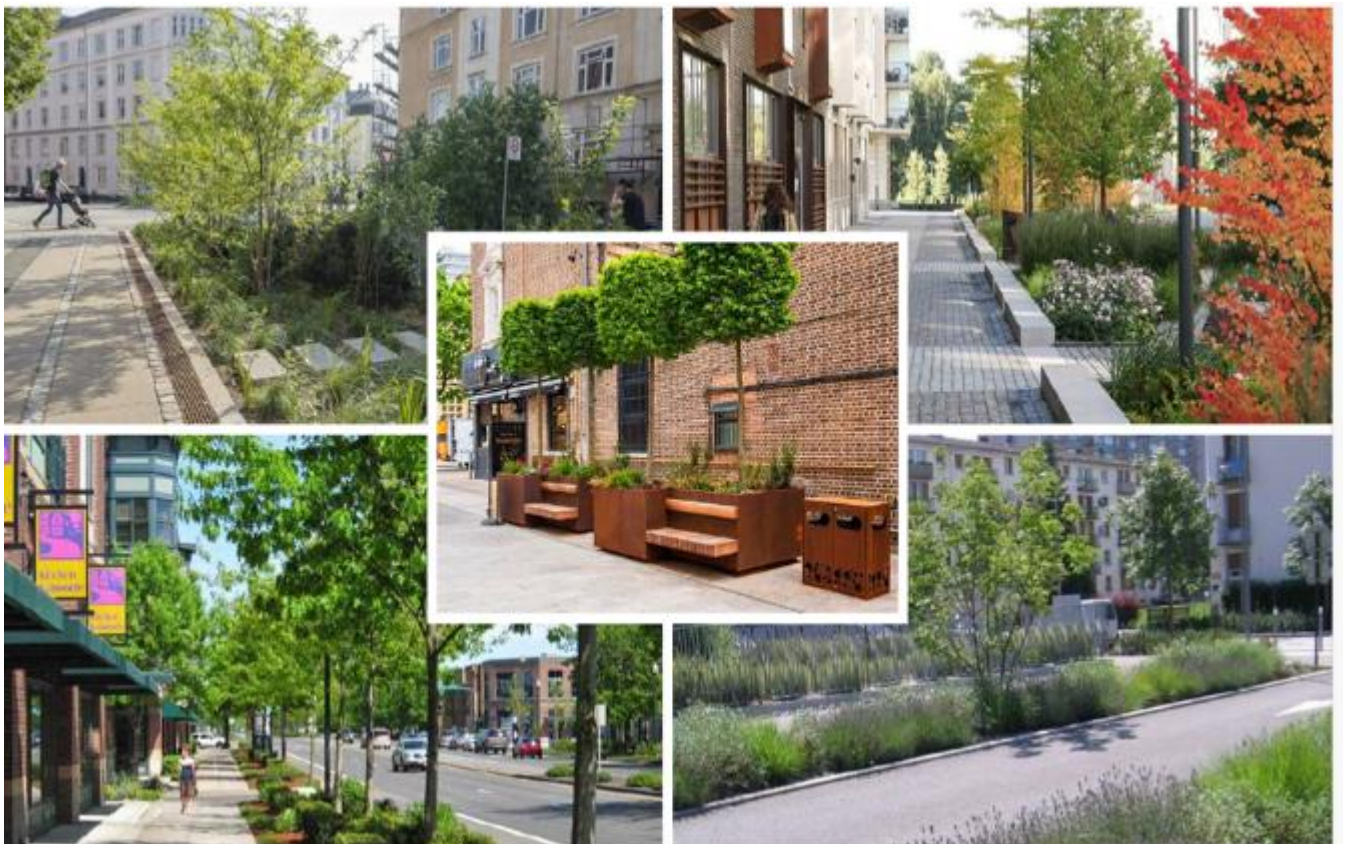


Figure 60 - King Street Design Vision Phase 1

BOROUGH WIDE COMMUNITY BENEFITS

50. A total of **£144,091** is to be drawn down for borough wide community benefits to address the increased needs generated by population growth and change in the borough. The funding is to come from the following S106 agreements, as summarised below:

Table No. 12	Borough Wide Community Benefits		
S106/AK A Ref	Relevant s106 agreement	Projects funded	Amount (£)
943	Land known as Olympia Exhibition	Nourish Hub	14,091
		Avonmore disturbance allowance	130,000
Total			£144,091

S106 & CIL MONITORING AND MANAGEMENT COSTS

51. **£656,495** is to be drawn down in 2024/25 to cover the costs of the Council in administering, monitoring, and managing s.106 and CIL contributions. Funds are specifically secured within s.106 agreements and through CIL (5% of the Borough CIL) to cover this expense to the Council.

52. Neighbourhood CIL is to be drawdown **£73,221** which will be used for supporting various projects to benefit the community including the Night time Strategy Project, Comedy Festival, conservation of the Leaning Woman grade II listed statue and a Spacehive contribution into the improvement works of the community projects. The split for 2024/25 is shown in Table 13 below.

Table No. 13	S106 & CIL Monitoring & Management Costs
S106/AKA Ref	Amount (£)
Borough Neighbourhood CIL	73,221
Mayoral CIL and S106 Admin	656,495
TOTAL	£729,716